

Hollinside Road  
Nookside  
Sunderland  
SR4 8BG



# Hollinside Road

£135,000

## INTRODUCTION

SPACIOUS 3 BEDROOM SEMI-DETACHED HOME - POPULAR NOOKSIDE LOCATION - GENEROUS LOUNGE - SPACIOUS DINING KITCHEN - UPVC DOUBLE GLAZING & GCH ...

## ENTRANCE HALL

Entrance via white uPVC double-glazed door. Tiled flooring, carpeted stairs to first floor landing, radiator. Archway leading to dining kitchen, door leading off to lounge.

## LOUNGE

Laminate wood-effect flooring, radiator, white uPVC double-glazed window, front and rear facing. This is a large style of 3-bedroom semi and the lounge run the full depth of the property from front to back and creates lots of lovely space.

## DINING KITCHEN

Also running from front to back, this large dining kitchen has tiled flooring, radiator, white uPVC double-glazed window, front facing and rear facing. Ample space for a dining table and chairs, built-in cupboard which houses the gas Combi boiler and electric fuse box. Fitted kitchen with a range of wall and floor units in a white finish with contrasting laminate work surface, sink with bowl and a half, single drainer and matching Monobloc tap. Space for freestanding gas cooker, under bench space for a washing machine and space for tall fridge/freezer, white uPVC double-glazed door provides access to the side of the property and in turn to the rear.

## FIRST FLOOR LANDING

Rear facing white uPVC double-glazed window, loft hatch, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

## BEDROOM 1

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window. Fitted wardrobes to 2 walls with matching drawers and dressing table.

## BATHROOM

Tiled flooring, radiator, rear facing white uPVC double-glazed window with privacy glass. White bathroom suite comprising, toilet with low level cistern, sink with single pedestal and chrome taps, bath with panel, glass shower screen over, electric shower, chrome taps. The walls around the bath area are finished in a ceramic tile.

## BEDROOM 3

Also large enough to accommodate a double bed.

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window.

## BEDROOM 2

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window. Built-in cupboard providing additional storage. This is a large double bedroom.

## EXTERNALLY

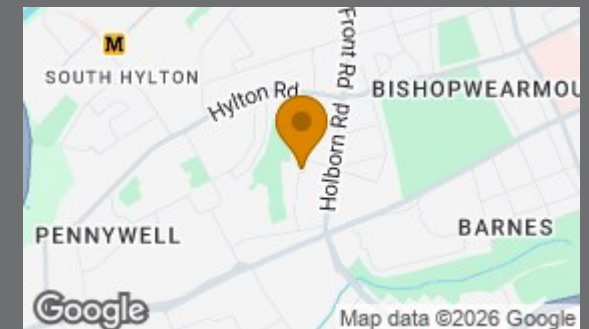
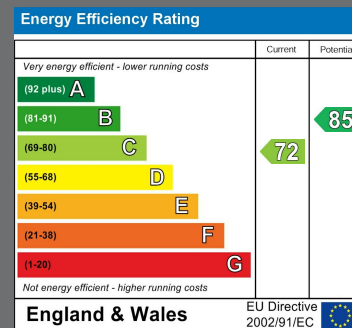
Wrought iron gates which provide potential for vehicle parking with block paved driveway and lawn. Please note, the kerb onto the main road has not been dropped so this is something that new owners may potentially have to do to provide official access across the council boundary. Wrought iron gates down the side of the property to the rear.

The property has a smaller rear garden with lawn, patio and raised paved patio to the rear taking full advantage of the sunny aspect.



Local Authority  
Sunderland

Council Tax Band  
A



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



## Contact

0191 565 6655

[info@goodlifehomes.co.uk](mailto:info@goodlifehomes.co.uk)

[www.goodlifehomes.co.uk](http://www.goodlifehomes.co.uk)

## Good Life Homes - Sales

46 Windsor Terrace  
Sunderland  
Tyne and Wear  
SR2 9QF

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